

MINUTES
LEXINGTON COUNTY PLANNING COMMISSION
October 16, 2014

The Lexington County Planning Commission held its regular meeting on Thursday, October 16, 2014, at 9:00 a.m. in the Council Chambers on the second floor of the County Administration Building. Attendance for the meeting was as follows:

Members Present:

Keith Myhand
Rock Lucas
Robert Spires
Pat Dunbar
David Laird
Michael Shealy
Andy White
Lee Matthews

Staff Present:

Charlie Compton
Sharon Willis
Walt McPherson
Rebecca Conway
Charles Garren
Janet Turner
Ralph Ford
Kimberly Brown

Members Absent:

none

Others Present:

Jim Anderson

The meeting for October 16, 2014, was called to order at 9:00 a.m. by Chairman Rock Lucas. Robert Spires gave the invocation for the meeting.

Minutes: Chairman Lucas stated that the first item on the agenda was the minutes from the September 18, 2014, meeting at Tab H. Andy White made the motion to approve the minutes and Keith Myhand seconded the motion. There was no further discussion and the vote for approval of the September 18, 2014, minutes was as follows:

In Favor: Lucas
Spires
Laird
Myhand
Dunbar
Shealy
White
Matthews

Opposed: none

Not Present:

Activity Reports: Chairman Lucas stated that the next items on the agenda were the Activity Reports at Tabs I, J, and K. Charlie Compton presented the chart for site-built and manufactured housing to the Commission. He stated that we had a good month for site-built permits with 109 issued and 32 permits issued for manufactured housing. Mr. Compton also noted that the pipeline chart showed no additional lots for September and the new lot location map has been added in the agenda.

Private Road Subdivision Variance – Timberlake Pointe/Bowyer Circle (Timberlake Pointe/applicant): Chairman Lucas state that the next item on the agenda was the private road subdivision variance, Timberlake Pointe/Bowyer Circle (Timberlake Pointe/applicant) at Tab L.

Janet Turner presented this request to the Commission along with photos, aerials, and maps. She also stated that Jim Anderson was in attendance for any questions concerning the request.

The applicant, Timberlake Pointe, is proposing to develop an 11-acre tract in the Chapin area off Timberlake Drive into a 37-lot single family residential subdivision. Five of the lots are proposed to access an 18-foot wide paved right-of-way known as Bowyer Circle which requires a variance from required 50-foot wide right-of-way. The developer states that this will decrease the number of driveways on Bowyer Lane while providing a water quality pond in the common area in the center of the Circle. Bowyer Circle will be one-way as requested by the Lexington County Stormwater Division.

The Public Works Stormwater Division feels that the proposed layout for Bowyer Circle provides sufficient access to the five proposed lots. The 16-foot pavement section with the 18-foot right-of-way will be sloped to drain to the water quality pond in the center of Bowyer Circle. The reduced right-of-way will leave only one foot of shoulder inside the right-of-way on either side of the pavement section. Cable, telephone, and other utilities will have to be placed outside of the right-of-way on the private lots. The road will be privately maintained by the Homeowner's Association and should require little maintenance.

After a brief discussion Andy White made the motion to approve the request and Pat Dunbar seconded the motion. With no further discussion the vote for approval of the private road variance request for Timberlake Pointe-Bowyer Circle was as follows:

<u>In Favor:</u>	Lucas	<u>Opposed:</u>	none	<u>Not Present:</u>
	Spires			
	Laird			
	Myhand			
	Dunbar			
	Shealy			
	White			
	Matthews			

Subdivision Bonds: Chairman Lucas stated that the next item on the agenda was Subdivision Bonds at Tab N. Janet Turner indicated that this was for information only.

Road Classifications: Chairman Lucas stated that the next item on the agenda was Road Classifications shown at Tab O. Robert Spires made the motion to approve the October road classifications as listed and Andy White seconded the motion. With no further discussion the vote for approval of the September road classifications was as follows:

<u>In Favor:</u>	Lucas	<u>Opposed:</u>	none	<u>Not Present:</u>
	Spires			
	Laird			
	Myhand			
	Dunbar			
	Shealy			
	White			
	Matthews			

Adjournment: With no further business the meeting was adjourned at 9:10 a.m.

Respectfully submitted,
(signature on file)

Charlie Compton
Secretary

Approved,
(signature on file)

Rock Lucas
Chairman